

Town of Arlington
Zoning Board of Appeals
Meeting Minutes

September 24, 2019

7:45 PM

Meeting Minutes

Docket # 3601 210-212 Broadway

Members in Attendance:

Patrick Quinn, Chair

Kevin Mills

Patrick M. Hanlon

Joseph Moen, Esq.

Roger DuPont, Esq.

Docket #3601 210-212 Broadway

The applicant, North America Development was represented by their architect James Rissling.

Mr. Rissling explained the scope of work to the Board. The applicant was seeking permission to increase the gross floor area of the building by way of two attic dormers. Because the property lacked the required open space, a Special Permit was required under Section 8.1.3 (C) of the Zoning Bylaw. Mr. Rissling explained that all other criteria is met such as parking and set backs. Mr. Lorette, a direct abutter had concerns about the size of the dormers and pointed out that the property was in violation of Section 5.3.12 Traffic Visibility. Overall, the concerns of the Board and the abutters were addressed. The applicant agreed to remove the shrubbery thus eliminating the traffic visibility concerns.

At the close of the hearing, the Board unanimously approved the applicants request for a Special Permit.

SO VOTED: 5-0

Docket #3603 34 Governor Road

The petitioners Alex and Lauren Measures were represented by their architect Mr. David Hajian. Mr. Hajian explained to the Board that because of a growing family and love for the neighborhood additional living space is essential. The design would make the property more architecturally pleasing, improve parking conditions, and would add value to the neighborhood. Mr. DuPont had questions regarding the attic space and several neighbors welcomed the project but had concerns about street damage and water runoff. Mr. Vallarelli, Zoning Administrator, explained that because the additional gross floor area exceeded 750 square feet, the new Bylaw "Good Neighbor Agreement" was in effect and that document would address their concerns. Mr. Barry Munroe, a direct abutter was very concerned that the street would be left in disrepair after the project. This concern was addressed and the abutters seemed happy with the process. Due to the size of the lot, the request would not violate lot coverage or open space requirements as per the Zoning Bylaw.

At the close of the hearing, the Board unanimously approved the petitioners request for a Special Permit.

SO VOTED: 5-0

Docket # 3605 150 Summer Street

Chung Mou Wong, owner of 150 Summer Street wished to add additional gross floor area to his house by way of a dormer and porch expansion. Because the property lacked usable open space, a Special Permit would be required. Mr. Wong answered the concerns of the Board relating to proximity of the abutting structures and building height. The Board seemed satisfied with his answers. Several neighbors were concerned about the parking and driveway conditions.

Overall, the request met the criteria of granting a Special Permit.

SO VOTED: 5-0